

Message Text

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PAGE 01 ISTANB 03210 191134Z

44-R
ACTION EUR-12

INFO OCT-01 ISO-00 ONY-00 /013 W
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R 191018Z AUG 76
FM AMCONSUL ISTANBUL
TO SECSTATE WASHDC 7863
INFO AMEMBASSY ANKARA

UNCLAS ISTANBUL 3210

EO 11652: N/A
TAGS: AFSP, FBO
SUBJECT RESIDENCE FO THE CONSUL GENERAL

REF (A) STATE 192371 (B) ISTANBUL 2999

1. IN SEARCH FOR SUITABLE RESIDENCE FOR CONSUL GENERAL,
CONSULATE GENERAL HAS FOUND DUPLEX APARTMENT WHICH WOULD MEET
REPRESENTATIONAL NEEDS. APARTMENT IS LOCATED APPROXIMATELY
SIX MILES FROM CONSULATE GENERAL ON BOSPHORUS HIGHWAY. PROPOSED
APARTMENT IS SITUATED ON TWO
LEVELS, FIRST AND SECOND FLOORS OF AN APARTMENT BUILDING
WHICH CONTAINS ONLY THREE OTHER APARTMENTS. FIRST FLOOR OF
THIS DUPLEX HAS GOOD SIZE LIVING ROOM, A SMALL SERVING
AREA, LARGE BEDROOM WITH FULL BATH, A STUDY AND A GUEST
BATHROOM. SECOND LEVEL CONSISTS OF SMALLER BUT ADEQUATE
LIVING/DINING ROOM AREA, FULLY EQUIPPED KITCHEN, THREE
LARGE BEDROOMS WITH TWO LARGE BATHS, AND A GUEST
TOILET. THIS DUPLEX ALSO HAS A SMALL GARDEN FOR ITS PRIVATE
USE AND, IN BASEMENT, PARKING SPACE FOR VEHICLE. IN ADDITION
THERE IS RECREATIONAL AREA LOCATED ON ROOF. WORKMANSHIP
AND MATERIALS IN THIS APARTMENT BUILDING ARE OF EXTRAORDINARY
QUALITY; OWNER HAS CLEARLY GONE TO CONSIDERABLE EFFORT AND
EXPENSE IN CONSTRUCTION OF THIS ATTRACTIVE BUILDING. APARTMENT
IS EXPECTED TO BE READY FOR OCCUPANCY IN APPROXIMATELY
SIX WEEKS WHICH APPEARS TO US TO BE REASONABLE COMPLETION
DATE. WE ARE IN PROCESS OF OBTAINING COMPLETE FLOOR PLAN.
WILL FORWARD COPY WHEN AVAILABLE.

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2. OWNER IS ASKING MONTHLY RENTAL OF \$2,812 PAYABLE TWO YEARS

IN ADVANCE, IF POSSIBLE. CONGEN WOULD HAVE OPTION TO RENEW FOR ONE ADDITIONAL YEAR PROVIDING APARTMENT IS NOT SOLD AT COMPLETION OF TWO YEAR LEASE. OWNER STATED THIS UNLIKELY BUT WAS RELUCTANT TO COMMIT HIMSELF FOR THIRD YEAR AT THIS TIME. THE THIRD YEAR RENTAL WOULD BE INCREASED TO COVER INFLATION AND WOULD BE CONSISTENT WITH OFFICIAL RENTAL STATISTICS PUBLISHED FOR ISTANBUL AREA. POST REALIZES THAT AMOUNT OF RENTAL APPEARS HIGH; HOWEVER, COST OF FUEL IS INCLUDED AND SAVINGS ON FUEL MAINTENANCE AND GARDENER FROM RENTAL OF APARTMENT RATHER THAN A HOUSE ARE ESTIMATED AT \$8,200 A YEAR.

3. RSO HAS VIEWED THIS APARTMENT AND FEELS TAT LIKE MOST OF THE RESIDENCES HE HAS SEEN DURING THE PAST THREE MONTHS IT DOES NOT FULLY MEET ALL SECURITY AREQUIREMENTS. HOWEVER, HE FEELS IT IS ACCEPTABLE AND IS BETTER THAN THE MAJORITY OF PROPOSED RESIDENCES REVIEWED. THE ADMINISTRATIVE COUNSELOR FROM ANKARA HAS ALSO SEEN THIS APARTMENT AND FEELS THAT IT WOULD BE SUITABLE AS A RESIDENCE FOR THE CONSUL GENERAL

4. WOULD APPRECIATE DEPARTMENT'S APPROVA TO RENT ABOVE APARTMENT AS CONSUL GENERAL'S RESIDENCE FOR TWO YEARS, WITH OPTION FOR THIRD YEAR, AND WITH TWO YEAR ADVANCE RENTAL PAYMENT OWNER NEEDS DECISION WITHIN TWO WEEKS. BATJER

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